

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 3

Property ID: R41789

Property Information

property address: 103 PEASE  
legal description: SMYTHE #1, BLOCK H, LOT 3  
owner name/address: PARULIAN FAMILY  
LIMITED PARTNERSHIP  
717B UNIVERSITY DR  
COLLEGE STATION, TX 77840-1430  
full business name: La Chappel Collection Center  
land use category: Comm - Retail type of business: Collection Repair  
current zoning: SC-13 occupancy status: Occupied  
lot area (square feet): 94178 frontage along Texas Avenue (feet): N/A  
lot depth (feet): 500 sq. footage of building: 16000  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards 140

Improvements

# of buildings: 1 building height (feet): 30 # of stories: 1  
type of buildings (specify): Metal  
building/site condition: Y  
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_  
approximate construction date: 1977 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☐ no (specify) Wooden Fence  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: Metal  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 9  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: 9x16 sufficient off-street parking for existing land use: ☒ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue**

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: shrubs / trees

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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